

Coors Corridor Plan Update  
Summary of Feedback Forum  
January 25, 2006

The purpose of the Feedback Forum was to inform property owners and developers about the results of the work to date and provide opportunity for their comment on initial plan concepts. Presentations consisted of a review of previous community involvement sessions, and an overview of initial plan recommendations.

The following summarizes the discussion and comment by developers, property owners and their representatives.

There was a great deal of support for the planning concepts presented. The biggest concern was the perception that Coors is already largely developed. Participants thought the plan should have been done twenty years ago and wanted more information about how much can be influenced by this revised plan.

Parkway/ landscaping

Developers who attended the Feedback Forum supported the concept of Coors as a limited access **landscaped parkway**. Specific suggestions and observations:

- Parkway could be on both sides
- Enforcement of the plan must be consistent with a limited access roadway
- Tramway is an example of similar ROW treatment
- Setback should apply to residential as well as commercial development

Views

Participants supported new approaches to view preservation that place greater emphasis on pedestrian views. Specific strategies and comments:

- It is critical to protect the views that are left.
- Include views to the volcanoes, open space, as well as to the east
- Create view overlooks; build observation decks off pedestrian trails
- Locate transit stops at strategic view places
- In specific site plans, design breaks in buildings and massing to frame views
- Create view corridors and identify view planes; consider restricting heights in those areas

The following places were mentioned as great view places for enhancement:

- Bosque Meadows –viewplanes
- SIPI campus – viewplanes
- Eagle Ranch subdivision – observation area
- Montano
- La Orilla
- Golf Course road
- Calabacillas arroyo
- Calle Nortena – like Tuscan Hills
- South of Paseo, west of Coors, by diversion dam

### Trails and Pedestrian connections

There was support for linking open areas east and west of Coors with an enhanced trail system and for creating more pedestrian connections across Coors.

- e.g. San Antonio and Calabacillas arroyo underpasses
- Identify key at-grade crossings for improvement
- Create overpasses at some locations
- Need for MRGCD cooperation to implement trail system proposals

### Transit

Pedestrian walking distance is a key issues; there was concern about the distance people could be expected to walk to transit stops.

- Transit service should not be limited to Coors; it should come into the communities.
- Make the most of opportunities for transit tie-ins to new development; transit should be integral to new activity centers and not limited to the exterior of those places.
- The plan needs to address sidewalk connections.
- Shorter headways are needed to get people to use transit.

### Character Areas

On the question of creating character areas and keying regulations and standards to character areas, there was concern over how much of Coors is left to develop.

- It may be difficult to clarify and gain cohesiveness of character in different locations because of existing development and zoning
- The open space-oriented areas may need investment of public dollars to provide upgrades.
- Some groups don't want public access to the bosque

### New Regulations and Standards

There is a great need for clarification in the standards. The current site design guidelines in the existing plan conflict with the viewshed overlay.

Participants supported a performance-based approach that creates opportunity for trade-offs in how standards are met. For example, in exchange for blocking some views of the mountain, more trails could be provided.

- Strengthen and clarify viewshed overlay language
- Create performance-based standards to achieve more flexibility in design
- Gear standards to staff at the review level who must be able to understand and apply them